

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

The proposal consists of two related actions (WAC 197-11-060(3)(b)):

1. Amendments to the Point Wells Subarea Plan;

2. *Amendments to the Development Code establishing a Point Wells – Planned Area 4 Zone and regulations to implement the Point Wells Subarea Plan.*

2. Name of applicant:

City of Shoreline Planning and Community Development

3. Address and phone number of applicant and contact person:

City of Shoreline 17500 Midvale Ave N

Shoreline, WA 98133-4905

Andrew Bauer, Senior Planner

206-801-2513

4. Date checklist prepared: *September 25, 2020*

5. Agency requesting checklist: *City of Shoreline*

6. Proposed timing or schedule (including phasing, if applicable):

A public hearing before the Planning Commission is scheduled for October 15, 2020. The City Council is anticipated to hold additional public hearings and take action on the proposed amendments in Nov-Dec 2020. However, timing of the final Council action may extend into early 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None directly related to the proposed action. The proposed action, adopting the Point Wells Subarea Plan and zoning and development regulations for the subarea, may result in future development within the subarea. Any future actions within the subarea would be evaluated independently from this proposal.

Any future building activities associated with the proposed amendments will be subject to the Shoreline development codes in effect at the time of permit submittal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Supplemental Environmental Impact Statement (EIS) was issued 12/9/09 for the adoption of the existing Point Wells Subarea Plan and is incorporated by reference for purposes of preparation of this Environmental Checklist.

The existing subarea plan has been amended three times since its adoption in 2010. A Determination of Non-Significance (DNS) was issued for each of the three amendments.

In 2018, the City implemented a lane reduction rechannelization on the Richmond Beach Drive corridor to address safety and mobility issues which included transportation analysis of the corridor.

More broadly speaking to the City's Comprehensive Plan, a Final EIS for the City of Shoreline Comprehensive Plan was issued 11/2/98 for the main body of related environmental analysis. Supplemental EIS's were issued for the 2005 Comprehensive Update as well as the 2012 Comprehensive Plan update. SEPA analysis was also conducted for the adoption of the Development Code 6/12/00, and subsequent non-exempt amendments to the Development Code.

A separate SEPA checklist is being prepared for the proposed amendments to Table 6.6 of the Parks, Recreation, and Open Space Plan which is the first amendment on the 2020 Comprehensive Plan Docket. The cumulative impacts for both amendments were considered and evaluated in both SEPA checklists. A separate environmental determination will be issued for the amendment to Table 6.6 of the PROS Plan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Pursuant to the Settlement and Interlocal Agreement between the Town of Woodway and City of Shoreline, Woodway is considering similar amendments to its adopted subarea plan and development regulations.

There are pending development application requests with Snohomish County for a multi-phased mixed use redevelopment of the majority of the subarea.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Shoreline Planning Commission must issue a recommendation to the City Council on the proposed amendments. The City Council must adopt by ordinance the amendments.

The goals and policies contained in the Point Wells Subarea Plan will also be adopted by the Town of Woodway.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Amend the Point Wells Subarea Plan to be consistent with the Interlocal Agreement between the City of Shoreline and Town of Woodway.

Description:

This amendment proposes to amend the Point Wells Subarea Plan and associated Comprehensive Plan Policy LU51 related to Point Wells to implement the Interlocal Agreement with the Town of Woodway approved by City Council on October 7, 2019. This agreement pertains to Shoreline's support for Woodway's future annexation of Point Wells and coordination of land use planning and development regulations for the area by the Town of Woodway and City of Shoreline. The following is a link to the approved interlocal agreement:

<http://www.shorelinewa.gov/Home/ShowDocument?id=45834> .

In October 2019, a settlement and Interlocal Agreement (ILA) was entered between the Town of Woodway and the City of Shoreline for the purpose of addressing services, infrastructure, mitigation, impacts, and other issues related to the development of the Point Wells site located in unincorporated Snohomish County. As part of the agreement, a joint planning working group comprised of staff from

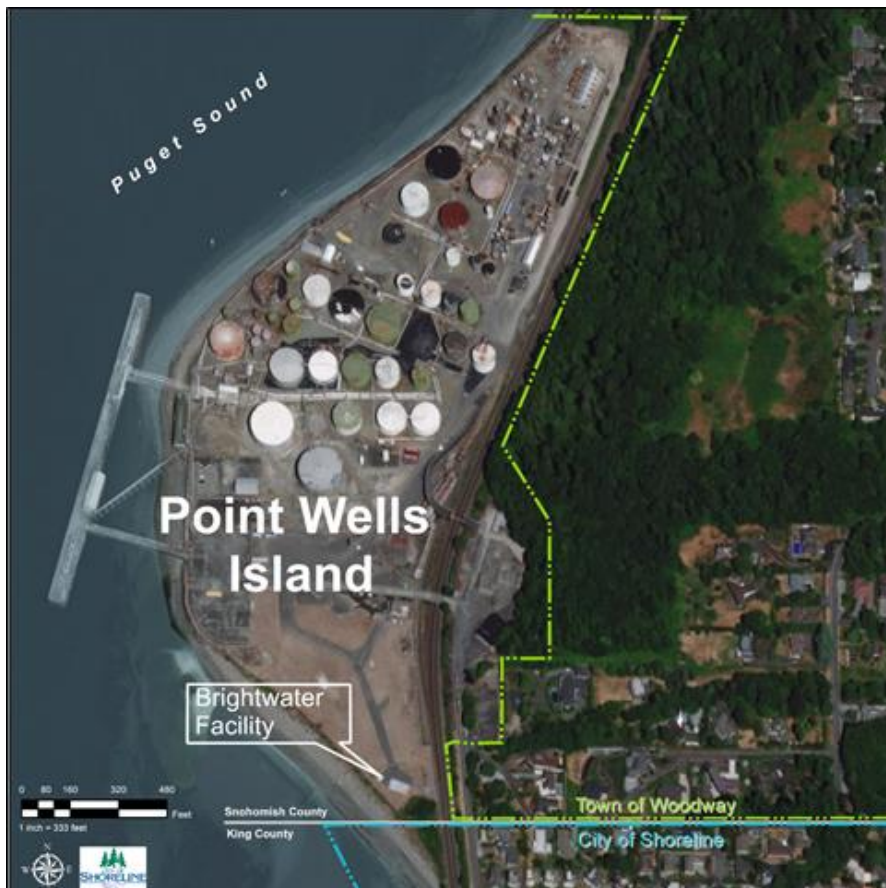
the Town of Woodway and the City of Shoreline was formed to develop and recommend mutually agreeable Comprehensive Plan Policies, development regulations, and design standards for Point Wells to be considered for adoption. Amendments to the Point Wells Subarea Plan will also be included to reflect the recommendations of the joint working group. The recommended goals, policies, and development regulations will be adopted by both the Town of Woodway and the City of Shoreline in order to have consistent development regulations under either jurisdiction.

Proposed amendments to establish future zoning of "Planned Area 4" for the Point Wells Subarea and amend the Development Code to adopt new Point Wells – Planned Area 4 development regulations.

A copy of the draft amendments are available upon request to the City of Shoreline.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed Point Wells Subarea Plan, future annexation zoning and development regulations apply to the Point Wells Subarea (see below). The subarea is located in unincorporated Snohomish County and is identified in the City's Comprehensive Plan as a Future Service and Annexation Area (FSAA).



B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The subarea is generally flat in areas west of the existing BNSF rail line. The eastern portion of the subarea contains steep slopes in excess of 40% as it transitions to an existing bluff uphill and beyond the limits of the subarea.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Recent geologic mapping of King County (Booth and Wisher, 2006) identifies the City as being underlain primarily by glacially derived or glacially overridden soils. A detailed soils analysis would be required as part of any future project actions within the subarea.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known. Portions of the subarea are identified as landslide hazard areas. Future project actions would need identify any history and existing risk for landslide hazards and provide appropriate mitigation as necessary.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposal is for a non-project action to adopt new development regulations for the Point Wells Subarea. No filling, excavation or grading will occur.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The proposal is for a non-project action to adopt new development regulations for the Point Wells Subarea. No filling, excavation or grading will occur. Future development actions will be required to follow best management practices (BMPs) for erosion and sediment control during construction.

To address erosion and sedimentation impacts, grading and stormwater codes of agencies and municipalities require preparation of a SWPPP before grading permits are issued. Such plans are prepared based upon the requirements of the adopted Surface Water Design Manual. If the area of ground disturbance exceeds one acre, then a National Pollutant Discharge Elimination System (NPDES) permit is also required. Projects seeking NPDES permit coverage typically conform to the conditions of the Department of Ecology's (Ecology) Construction Stormwater General Permit

(CSWGP), which include implementation of a SWPPP and protocols for monitoring site discharges for compliance with water quality standards.

Minimum requirements and best management practices (BMPs) for SWPPP s are established by the Washington State Department of Ecology in the Stormwater Management Manual for Western Washington (Stormwater Manual; Ecology, 2014); municipalities typically adopt these minimum requirements and BMP design standards, or their equivalents, as part of their stormwater management requirements for site development. The City of Shoreline has adopted the Stormwater Manual and the Low Impact Technical Guidance Manual for Puget Sound (LID Manual; Washington State University and Puget Sound Partnership, 2012). The City also encourages the use of emerging technologies that are part of the Washington Department of Ecology's Technology Assessment Protocol (TAPE). These BMPs, together with the erosion and sedimentation control BMPs of the Stormwater Manual, constitute the BAS for prevention of erosion and the treatment of sediment-laden runoff.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposal is for a non-project action to adopt new development regulations for the Point Wells Subarea. No impervious surfaces will be created as part of the non-project action. Future development actions will be required to comply with applicable impervious surface limitations.

The City has regulations about how much a particular site may be covered by buildings and hardscape. These regulations are adjusted based on the particular zoning of a parcel. The Point Wells Subarea Plan establishes a process for approval of any development through a Development Agreement. The Development Agreement will either be approved by the Shoreline City Council or the Town of Woodway. Building Coverage and Hardscape will be established through the Development Agreement.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The proposal is for a non-project action to adopt new development regulations for the Point Wells Subarea. No filling, excavation or grading will occur. Future development actions will be required to follow best management practices (BMPs) for erosion and sediment control during construction.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposal is for a non-project action to adopt new Subarea Plan and development regulations for the Point Wells Subarea. Typical emissions associated with construction activities could occur for future development of the subarea. If adopted, the amendments would allow for a mix of residential and commercial uses, which would have typical emissions associated with residential and commercial construction. However, the proposed regulations require development to achieve Tier 4 of the City's Deep Green program. Tier 4 includes Passive House Institute US (PHIUS)+ or Built Green 4-Star. It would be anticipated that this standard would minimize air emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that would affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Subarea Plan contains no specific measures to reduce or control emissions or other impacts to air.

The proposed development regulations include requirements that development within the Point Wells Subarea meet or exceed Tier 4 of the City's Deep Green program. Tier 4 includes PHIUS+ or Built Green 4-Star. It would be anticipated that this standard would reduce air emissions.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Point Wells Subarea is adjacent to the Puget Sound.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposal is for a non-project action to adopt a new Subarea Plan and new development regulations for the Point Wells Subarea. Future development actions within the subarea are likely to include work over, in, or adjacent to the Puget Sound. Future development actions within the subarea will be reviewed separately.

It should be noted that future activities on sites containing water features such as streams, wetlands, lakes and their floodplains are subject to critical area regulations SMC 20.80.010-500. The Critical Areas Ordinance was revised in 2015. Also, the City has recently updated and adopted the revised Shoreline Master Program in 2019.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There will not be any filling or dredging associated with the non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will not be any surface water withdrawals or diversions associated with the non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Portions of the Point Wells Subarea are within the 100-year floodplain associated with the Puget Sound Coast and as mapped by FEMA. Any future development actions within the subarea would be required to comply with adopted floodplain management regulations and obtain necessary permits and approvals from federal, state, and local agencies.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The non-project action does not involve any discharges to surface waters. The discharge of waste materials to surface waters is regulated by state and federal law, as well as the Development Code SMC 20.80 (Critical Areas Ordinance).

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. The non-project action will not involve withdrawing ground water. Ground water withdrawals and discharges are regulated by state and federal law, as well as the Development Code SMC 20.80(Critical Areas Ordinance).

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. Waste material will not be discharged as part of the non-project proposal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The proposal is for a non-project action to adopt new Subarea Plan and development regulations for the Point Wells Subarea. Future development actions within the subarea are likely to include stormwater runoff, however these actions will be reviewed and will be required to comply with adopted stormwater regulations related to water quality, flow control, etc.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The proposal would not increase the potential for waste materials to enter ground or surface waters. Future development actions within the subarea would be reviewed for compliance with adopted regulations and standards related to stormwater. It should be noted that the Development

Code SMC 20.80 (Critical Areas Ordinance) contains regulations for buffers around surface waters and adopts best management practices to prevent waste materials from entering those waters. For additional information about impacts and mitigation associated with development that would be reviewed under the Development Code, please see the EIS for the Comprehensive Plan.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. The non-project action will not alter or affect drainage patterns. Future development actions within the subarea would be reviewed for compliance with adopted regulations for drainage patterns.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed non-project action is not anticipated to affect water. Future development actions will be reviewed for compliance with adopted regulations and standards.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Vegetation will not be removed as part of the non-project action to adopt the Subarea Plan and development regulations for the Point Wells Subarea. Future development actions within the subarea will be required to comply with the City's adopted tree management regulations which include significant tree retention and replacement.

- c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

There is no landscaping proposed as part of the non-project proposal to adopt a new Subarea Plan and development regulations for the Point Wells Subarea. Future development actions within the subarea will be required to replant trees for those removed pursuant to the City's tree management regulations and also provide general landscaping throughout the development pursuant to the City's landscaping regulations.

- e. List all noxious weeds and invasive species known to be on or near the site.

It is unknown if there are noxious weeds and/or invasive species in the subarea.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

The Point Wells Subarea is located on the Puget Sound shoreline. The Puget Sound is habitat for Chinook Salmon, designated on both the state and federal threatened species list. It is unknown if there are other threatened or endangered species on or near the site. The non-project action will not affect the shoreline or other habitat. However, future project actions are likely to occur in and around the shoreline. A detailed survey of potential habitat would be required as part of any future project actions and appropriate mitigation will be determined at that time.

- c. Is the site part of a migration route? If so, explain.

The central Puget Sound region is situated along the Pacific Flyway, a major route for migratory birds in western North America. The non-project action is not anticipated to affect migratory birds. Future project actions will assess their impacts and provide appropriate mitigation at that time as necessary.

- d. Proposed measures to preserve or enhance wildlife, if any:

None. The non-project action is not anticipated to affect wildlife. Future project actions within the subarea will be required to assess their project impacts and provide mitigation and/or wildlife habitat enhancements as necessary. SMC 20.80 includes standards to protect Fish and Wildlife Conservation areas which provide opportunities for food, cover, nesting, breeding, and movement for fish and wildlife within the City. Where site specific conditions warrant, the City shall use SEPA substantive authority to condition or deny development based on probable significant environmental impacts.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposal is for a non-project action to adopt new Subarea Plan and development regulations for the Point Wells Subarea. Future development actions within the subarea are likely create new residential and commercial uses that could use electricity, natural gas, and solar for energy and heating/cooling purposes.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The non-project action will adopt new development regulations which limit future building heights and will provide setbacks from adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The non-project action will adopt new development regulations that include requirements for future development actions within the Point Wells Subarea meet Tier 4 of the City's Deep Green program (Passive House US+ or Built Green 4-Star).

The Point Wells Subarea Plan includes policies that address energy conservation features including

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EP/P Policy 3. *The proposed location of buildings, streets, infrastructure, and other physical site improvements set out in the master plan should avoid impacts to the sensitive environmental constraints and features in the subarea. The development agreement will include provisions for monitoring of environmental features including but not limited to soil, groundwater, and sea level rise.*

EP/P Policy 5. *The master plan should incorporate sustainable site and building design that serves as a leader in current practices that implement sustainability.*

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

The majority of the Point Wells Subarea has been in industrial use for 50+ years. The primary use currently on the site listed by the Snohomish County Assessor as petroleum refining and related industries. The Washington State Department of Ecology (Ecology) has identified the subarea as contaminated and requiring cleanup under the Model Toxics Control Act (MCTA). Cleanup actions would be required to be completed prior any future redevelopments.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The proposal is for a non-project action to adopt a new Subarea Plan and new development regulations for the Point Wells Subarea. Future development actions would require that existing contamination be cleaned up pursuant to the provisions of the MCTA.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The non-project action will adopt new Subarea Plan and development regulations for the Point Wells Subarea and will not result in storage of toxic or hazardous chemicals.

- 4) Describe special emergency services that might be required.

The non-project action will adopt a new Subarea Plan and new development regulations for the subarea and will not require special emergency services.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

The non-project action will adopt a Subarea Plan and new development regulations for the subarea. Future development actions will require that cleanup of contaminated areas in the subarea occur pursuant to the provisions of the MCTA.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The non-project action will adopt a new Subarea Plan and new development regulations for the Point Wells Subarea. The subarea is surrounded by the Puget Sound shoreline and existing neighborhoods consisting of primarily single-family houses.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The non-project action will adopt a new Subarea Plan and new development regulations and will not create noise. Future development actions will be reviewed and assessed for potential noise impacts related to temporary construction and ongoing operational noise.

3) Proposed measures to reduce or control noise impacts, if any:

Shoreline Municipal Code Chapter 9.05 Public Disturbance Noise contains restrictions on operating hours and for construction hours and activities within the City.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The primary use currently on the site listed by the Snohomish County Assessor as petroleum refining and related industries. residential (single-family attached/detached, multifamily) and commercial uses. Surrounding land uses consist primarily of single-family neighborhoods.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The subarea does not include any working farmlands or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, there are not any surrounding farm or forest lands.

c. Describe any structures on the site.

The subarea contains fuel storage tanks and structures associated with the predominant land uses. Other storage buildings and accessory structures are located on the site. A structure associated with the King County Brightwater Wastewater Pipeline is in the southern portion of the subarea and a wastewater lift station in the southeast portion of the subarea.

d. Will any structures be demolished? If so, what?

The non-project action will adopt a new Subarea plan and new development regulations for the subarea. It is likely that future project actions will result in demolition of structures on the site to make way for future cleanup and redevelopment of the subarea.

e. What is the current zoning classification of the site?

The subarea is located in unincorporated Snohomish County and is zoned Planned Community Business with an Urban Village Future Land Use Designation. The City of Shoreline has designated the Point Wells Subarea as a Future Service and Annexation Area (FSAA). The City does not currently have adopted pre-annexation zoning in place. However, the non-project action will adopt a zoning designation of "Point Wells – Planned Area 4" and associated development regulations to implement the Comprehensive Plan designation and Point Wells Subarea Plan.

f. What is the current comprehensive plan designation of the site?

The subarea is located in unincorporated Snohomish County and has a Future Land Use Designation of Urban Village. The City of Shoreline has designated the subarea as a FSAA and has designated it "Mixed Use 1" in the Comprehensive Plan.

g. If applicable, what is the current shoreline master program designation of the site?

The subarea is located in unincorporated Snohomish County and is designated as "Urban Shoreline Environment" (landward of ordinary high water) and "Aquatic Saltwater Bay Shoreline Environment" (water ward of ordinary high water) under the County's Shoreline Master Program (SMP). The City of Shoreline SMP has designated the subarea "Point Wells Urban Conservancy" along the shoreline in the southern portion and "Point Wells Urban" for all other areas. Everywhere waterward of the ordinary high water mark is designated "Aquatic."

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The eastern portion of the subarea contains steep slopes that have been designated by Snohomish County as landslide hazard areas. These steep slopes also meet the landslide hazard criteria for the City of Shoreline. There are two streams that enter the subarea from the hillside to the east.

i. Approximately how many people would reside or work in the completed project?

None. The proposal is for a non-project action to adopt a new Subarea Plan and new development regulations for the Point Wells Subarea.

j. Approximately how many people would the completed project displace?

None. The proposal is for a non-project action to adopt a new Subarea Plan and new development regulations for the Point Wells Subarea.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None. The proposal is for a non-project action to adopt a new Subarea Plan and new development regulations for the Point Wells Subarea.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed non-project action would adopt a new Subarea Plan and new development regulations for the Point Wells Subarea. Land uses allowable under the new regulations are intended to be compatible with existing surrounding land uses. Other standards such as building height, landscaping, and design standards are included in the new regulations and are intended to maximize compatibility of future development within the subarea with the surrounding land uses.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. There are no agricultural or forest lands within the subarea or vicinity.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None. The proposal is for a non-project action to adopt a new Subarea plan and new development regulations for the subarea. Future project actions will be subject to the regulations which limit residential density to 44 dwelling units per acre. The regulations also include provisions to limit new vehicle trips onto Richmond Beach Drive to 4,000 average daily trips (ADT), and a maximum of 250 ADT before a new secondary roadway access needs to be established through the Town of Woodway. Future housing and its level of affordability would be determined by future development actions.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. There are not currently any dwelling units within the subarea.

- c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposal is for a non-project action to adopt a new Subarea Plan and new development regulations for the Point Wells Subarea. Future development actions would be limited to the new

building height of 35' east of the Burlington Northern Santa Fe (BNSF) rail line and 45' west of the BNSF rail line. The regulations include a provision for buildings west of the BNSF rail line to build to a maximum of 75' upon conducting a view analysis and adequately demonstrating that public views to Admiralty Inlet will not be impacted.

b. What views in the immediate vicinity would be altered or obstructed?

The proposal is for a non-project action to adopt a new Subarea plan and new development regulations for the Point Wells Subarea and will not alter views. Future development actions could alter views to the Puget Sound as there could be new development within the subarea where currently there industrial structures.

b. Proposed measures to reduce or control aesthetic impacts, if any:

The proposal is for a non-project action to adopt a new Subarea plan and new development regulations for the Point Wells Subarea. The regulations include a provision for buildings west of the BNSF rail line to build to a maximum of 75' upon conducting a view analysis and adequately demonstrating that public views to Admiralty Inlet will not be impacted.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal is for a non-project action to adopt a new Subarea Plan and new development regulations for the Point Wells Subarea. Future development actions could create typical light and glare associated with normal residential and commercial uses as well as outdoor lighting for roads and pathways.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. The proposal is for a non-project action to adopt a new Subarea plan and new development regulations for the Point Wells Subarea.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

The proposed development regulations include provisions to minimize lighting impacts such as requiring shielding on fixtures, limiting up-lighting, minimizing blue light emissions, and encouraging timers and dimmers.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The subarea is located along the Puget Sound shoreline. It's also within approximately 0.5 mile of Kayu Kayu Ac Park in the Richmond Beach neighborhood.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. The proposal is a non-project action to adopt a new Subarea Plan and new development regulations for the subarea. Furthermore, there are not any recreational uses within the subarea.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed development regulations would require future development actions provide public access to the Puget Sound shoreline for recreational purposes. Open space and recreation is also required to be provided as part of any future developments within the subarea.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

There may be buildings or structures within the subarea that are over 45 years old. However, the State Department of Archaeology and Historic Preservation's (DAHP) WISAARD system does not identify any existing known historic or cultural resources in the subarea.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Unknown. The non-project action to will adopt a new Subarea plan and new development regulations for the subarea. Future development actions will be reviewed and determined whether a complete cultural resources survey and study should be completed.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None. The non-project action to will adopt a new Subarea Plan and new development regulations for the subarea. Future development actions will be reviewed and determined whether a complete cultural resources survey and study should be completed.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Unknown. The non-project action to will adopt a new Subarea Plan and new development regulations for the subarea. Future development actions will be reviewed and determined whether a complete cultural resources survey and study should be completed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The Point Wells Subarea is served by Richmond Beach Drive, the only existing vehicle access.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The Point Wells Subarea is not directly served by public transit. The nearest transit stop is approximately 0.75 mile away and serves King County Metro route 348.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The non-project proposal will adopt a new Subarea Plan and new development regulations for the subarea. The regulations include minimum parking requirements. Future development actions will be required to provide parking to serve the intended land uses. The development regulations also include provisions for publicly-accessible parking for public access areas to the Puget Sound shoreline.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The non-project proposal will adopt a new Subarea Plan and new development regulations for the subarea. The regulations include provisions for future development actions to include a transportation study to address and mitigate transportation impacts, as well as to develop an internal network of connected streets and pathways.

Future developments within the subarea are subject to maximum adopted Level of Service (LOS) standards as adopted by the City. Future developments will be required to conduct traffic analysis showing added project-related trips are within the LOS standards, or provide mitigation (on-site or off-site) to meet standards.

In 2018 The City implemented a lane reduction rechannelization on the Richmond Beach Road corridor to address safety and mobility issues. The analysis conducted as part of the rechannlization is hereby incorporated by reference into this Environmental Checklist.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. The non-project proposal will adopt a new Subarea Plan and new development regulations for the subarea.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The non-project proposal will adopt a new Subarea plan and new development regulations for the subarea and will not generate vehicle trips. Future development actions will assess their vehicle trips and impacts on the surrounding transportation network.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. The non-project proposal will adopt a new Subarea Plan and new development regulations for the subarea.

- h. Proposed measures to reduce or control transportation impacts, if any:

The proposed development regulations and Transportation Goals and Policies contained in the proposed Subarea Plan have provisions that require future development actions to limit Richmond Beach Drive to 4,000 average daily trips (ADT). There is also a requirement for a secondary vehicle access be constructed through the Town of Woodway when the subarea redevelopment exceeds 250 ADT.

Future developments within the subarea are subject to maximum adopted Level of Service (LOS) standards as adopted by the City. Future developments will be required to conduct traffic analysis showing added project-related trips are within the LOS standards, or provide mitigation (on-site or off-site) to meet standards.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The non-project proposal will adopt a new Subarea Plan and new development regulations for the subarea and is not anticipated to increase the need for public services. Future development within the subarea will increase the need for public services and the level of service and demand will be determined based on the scope and scale of the redevelopment actions.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None. The non-project proposal will adopt a new Subarea Plan and new development regulations for the subarea and is not anticipated to increase the need for public services. Future development within the subarea will increase the need for public services and the level of service and demand will be determined based on the scope and scale of the redevelopment actions.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

The non-project proposal will adopt a new Subarea Plan and new development regulations for the subarea. Future development within the subarea will need to adequately procure utilities and provide necessary improvements to serve the development.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee: Andrew Bauer, AICP

Position and Agency/Organization: Senior Planner, City of Shoreline

Date Submitted: September 25, 2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The development regulations proposed as part of the non-project action would implement the City's proposed Point Wells Subarea Plan which envisions the subarea be redeveloped with a variety of housing and commercial uses. Redevelopment would result in a temporary increase of emissions from construction activities necessary to provide cleanup of contaminated portions of the subarea as well as construction of roads and infrastructure to serve the development.

Once the subarea is developed it would be anticipated to produce ongoing emissions from commercial and multifamily structures as well as vehicle emissions from trips to and from the subarea. Stormwater runoff from new roads and buildings would also occur.

Proposed measures to avoid or reduce such increases are:

The development regulations require new development meet or exceed Tier 4 of the City's Deep Green program (PHIUS+ or Built Green 4-Star). Other typical regulations such as the existing adopted noise controls and stormwater management would apply to new developments occurring within the subarea.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The development regulations proposed as part of the non-project action would implement the City's proposed Point Wells Subarea Plan which envisions the subarea be redeveloped with a variety of housing and commercial uses. The areas of potential redevelopment within the subarea have been in industrial use for 50+ years and any redevelopment would likely include installing plants and potential shoreline improvements over what's current existing. Contaminated areas would be required to be cleaned up pursuant to the provisions of the MTCA.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Future development actions within the subarea would be required to comply with the new development regulations as well as the applicable requirements of the City's SMP related to protection and mitigation of the shoreline and its associated buffer area.

3. How would the proposal be likely to deplete energy or natural resources?

The development regulations proposed as part of the non-project action would implement the City's proposed Point Wells Subarea Plan which envisions the subarea be redeveloped with a variety of housing and commercial uses. New buildings within developed within the subarea would use energy and natural resources typical of residential and commercial buildings.

Proposed measures to protect or conserve energy and natural resources are:

The proposed development regulations require that future development within the subarea meet or exceed Tier 4 of the City's Deep Green program (PHIUS+ or Built Green 4-Star).

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Point Wells Subarea is located on the Puget Sound shoreline. The Puget Sound is habitat for Chinook Salmon, designated on both the state and federal threatened species list. It is unknown if there are other threatened or endangered species on or near the site. The non-project action will not affect the shoreline or other habitat. However, future project actions are likely to occur in and around the shoreline.

Steep slopes on the eastern portion of the subarea have been identified and classified as landslide hazard areas, an environmentally sensitive area. The non-project action will not affect the landslide hazard areas. Future project actions will be required to meet buffer and setback requirements from the sensitive areas.

The Puget Sound shoreline and adjacent lands within the subarea are mapped within the FEMA 100-year floodplain. Future development actions will be required to comply with adopted floodplain management requirements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Future development actions will be required to comply with adopted regulations for protection and mitigation of impacts to the shoreline, floodplain, and environmentally sensitive areas including fish and wildlife habitat.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The non-project action would adopt a new Subarea Plan and new development regulations for the Point Wells Subarea. The regulations would allow a range of housing and commercial uses in order to implement the vision and policies of the subarea plan. The proposal would give the subarea a Comprehensive Plan designation of "Planned Area 4" and would zone the subarea "Point Wells – Planned Area 4." The SMP designations for the shoreline would remain "Point Wells Urban Conservancy," "Point Wells Urban," and "Aquatic."

Proposed measures to avoid or reduce shoreline and land use impacts are:

Several measures are incorporated into the proposed development regulations intended to minimize impacts to the subarea and surrounding area. Building height allowances within the subarea will vary from 35' east of the BNSF rail line to 45' west of the rail line with provisions to extend to a maximum of 75' with a view analysis demonstrating public views from Richmond Beach Drive to Admiralty Inlet are not impacted. The regulations also include standards related to maximum residential density, design standards, transportation, lighting, and landscaping, among others.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Future development and land uses within the Point Wells subarea will generate traffic and would likely increase demands on transportation and public services and utilities. The non-

project action would adopt new development regulations and would implement the proposed Point Wells Subarea Plan which calls for appropriate planning and provision of public services and utilities and transportation mitigation as part of any future developments which may occur in the subarea.

In 2018 The City implemented a lane reduction rechannelization on the Richmond Beach Road corridor to address safety and mobility issues. The analysis conducted as part of the rechannlization is hereby incorporated by reference into this Environmental Checklist.

Proposed measures to reduce or respond to such demand(s) are:

The development regulations require that any development which exceeds 250 average daily vehicle trips (ADT) provides a secondary vehicle access through the Town of Woodway. Richmond Beach Drive is also limited to a maximum of 4,000 ADT.

Future developments within the subarea are subject to maximum adopted Level of Service (LOS) standards as adopted by the City. Future developments will be required to conduct traffic analysis showing added project-related trips are within the LOS standards, or provide mitigation (on-site or off-site) to meet standards.

The proposed Subarea Plan also contains Transportation Goals and Policies to mitigate traffic impacts including -

T/C Policy 1. A transportation corridor study and mitigation plan should be prepared and funded by development applicants under the direction of the City, with input, participation, and leadership, as appropriate, of Woodway, Snohomish County, WSDOT, and other stakeholders. The scope of the study and mitigation plan should be prepared by each jurisdiction with an emphasis on identification of impacts and mitigating measures, design improvements and associated costs, needed services, including design and financing for multimodal solutions to improve mobility within the surrounding neighborhoods and communities.

T/C Policy 2. The needed improvements identified in the corridor study and mitigation plan should be built and operational concurrent with the occupancy of any approved phasing of the development.

T/C Policy 3. Development within Point Wells shall not generate more than 4,000 average daily trips onto Richmond Beach Drive within the City of Shoreline and the remaining Richmond Beach Road Corridor shall not exceed a level of service (LOS) D with 0.9 volume-to-capacity (V/C) ratio.

T/C Policy 4. Any combination of residential or commercial development or redevelopment that would generate 250 or more average daily trips shall provide a general-purpose public access road wholly within the Town of Woodway that connects into Woodway's transportation network and provides a full second vehicular access point from Point Wells into Woodway.

T/C Policy 5. A network of well-connected streets, sidewalks, and multipurpose pathways should be developed as part of a master plan and constructed and phased concurrently with redevelopment of the subarea.

Future development within the subarea would also be required to provide adequate utilities and capacity to serve anticipated demand, consistent with the subarea plan policies.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts with local, state, or federal laws for the protection of the environment have been identified. The non-project action would adopt development regulations to implement the proposed Point Wells Subarea Plan. Existing environmental regulation would still apply, including the City's SMP, critical areas code, floodplain management regulations, and tree management regulations.